

**Foxborough Planning Board
Meeting Minutes
November 12, 2015
Boyden Library**

Members Present: William Grieder, Gordon Greene, Ron Bressé and Gary Whitehouse

Members Absent: Kevin Weinfeld, John Rhoads

Also Present: Staff Planner Gaby Jordan

Active Subdivisions

Mr. King is in the process of addressing the issues Mr. Mullaney had at the King Townhouses. They include the rebar in the headwall and the paving that was eroded due to the construction vehicles.

The playground at the Payson Recreation Area has been installed; the Board commended Ms. Jordan on picking up the project where Ms. Wason left off. Ms. Jordan noted that Bill Buckley and Bill Yukna were a great help to her also.

Minutes

The Board reviewed the minutes of October 8, 2015.

A motion to approve the minutes of October 8, 2015 as amended was made by Mr. Greene and seconded by Mr. Whitehouse. The motion carried 4-0-0.

Sullivan Way

The Board met with Roxanne Webster and Marissa Mihos of Sullivan Way in regards to access to the open space on Sullivan Way. The right of way to the open space is between their two homes and they would like to request that the access way not have the woodchip path that was proposed originally. There are stone pavers there currently. Ms. Webster showed the Board pictures of the area, it is currently overgrown and a few trees have broken branches from last winter. Ms. Webster noted that she has lived there for eight years and has never seen anyone use the path to access the open space area.

The abutters would like to have the broken branches removed and they will maintain the area in a more natural state.

There is no Homeowner's Association that will be responsible for taking care of the open space; the subdivision was approved as an OSRD plan with a common space in the back. The OSRD requirements require a public way to get to the common space so it cannot be eliminated.

The Board members advised the women to think about what they would like to see in the area. Ms. Jordan commented that the bounds have been done; they need to be located to determine the boundaries of the area.

The Town Engineer will be told to bypass the area for now while this is worked out.

Form A – 2 Washington Street

Bill Buckley explained that this land is being cut off from the adjacent Funway and function hall land, the owner intends to sell those facilities and wants to separate off the Panas Road industrial land.

A motion to approve the Form A for 2 Washington Street was made by Mr. Bresse and seconded by Mr. Greene. The motion carried 4-0-0.

Administrative Lot Release – Lincoln Road

This is for a lot that was never released and is now being sold.

Mr. Grieder commented that the owners were supposed to maintain Lincoln Road as long as Annette Road was not accepted. The Town Engineer will be informed of this requirement.

A motion to approve the lot release for Lincoln Road was made by Mr. Greene and seconded by Mr. Bresse. The motion carried 4-0-0.

Sumner Estates – Request for Bond Reduction

A request has been received from Don Treannie to reduce the bond for Sumner Estates now that the paving has been done. Inspector Norm Mullaney has submitted a report noting that there are still issues with the sidewalk construction that need to be addressed; the curbing was not reset and will need to be re-grouted by opening the seam.

A motion to take no action on the Bond Reduction request for Sumner Estates was made by Mr. Greene and seconded by Mr. Grieder. The motion failed 1-3-0 with Mr. Grieder, Mr. Bresse and Mr. Whitehouse voting against the motion.

A motion to deny the request for the Bond Reduction for Sumner Estates was made by Mr. Whitehouse and seconded by Mr. Bresse. The motion carried 4-0-0.

The Board will not take the bond at this time to give the applicant the opportunity to complete the work.

Continued Public Hearing – Amend Subdivision Rules and Regulations

This hearing was continued from last May due to the loss of the Town Planner, the new Town Planner has not had a chance to review this proposal yet and requests that the hearing be continued.

A motion to continue the Public Hearing to March 10, 2016 was made by Mr. Greene and seconded by Mr. Whitehouse. The motion carried 4-0-0.

Continued Public Hearing – 161 Chestnut Street

Lesleyann Foster of 160 Chestnut Street submitted a letter to the Board with her concerns about this application; she has concerns with traffic and the effects on the water system, she also asks that the applicant consider other alternatives to demolishing the existing home, providing better buffering in the front to conceal the parking area, place the balconies on the rear of the building instead of the front and moving the proposed dumpster and utility boxes to the rear of the property.

Bill Buckley stated that the plans have been revised due to the comments and concerns received at the last meeting. The maximum height of the building will be below 35 feet and the Building Commissioner has issued a memo that the proposed height of 33'9" complies with zoning. Chris Gallagher has requested that the hydrant be moved and it has been. The Operations and Maintenance Plan will be part of the Condo Association. BSC had concerns with the driveway radius; Mr. Buckley has changed the radius. The landscaping plan shows the limit of clearing and the bio-retention areas will not have mulch in them.

Mr. Buckley noted that the parking area will be 6 -7 feet below where the lot is now, the mound will still be out in front of the property so the parking area will not be seen as much from the street. The landscaping has been changed from low landscaping to screening and the ridge will have seventeen Norway spruces that will be 7-8 feet high to screen the front of the building and break up the mass of the building. The plants have been changed to salt tolerant plants and a detail of the boulder wall in the rear has been added.

In regards to the parking of additional cars for guests, five feet of pavement has been added as an additional buffer from people backing out of the garages.

The final location of the transformer is not known at this time, but it will be screened on three sides; the dumpster will be 100 feet back from the street and already has adequate screening proposed.

The applicant has agreed to install an eight foot solid vinyl fence on the McCann side of the property.

A traffic study was not done as the traffic will only generate ten or less trips per day at the peak times in the morning and the evening. The water system is a systematic town issue that was not caused by the applicant; they will not be using a sprinkler connected to town water.

Mr. Bresse asked if the daily use of water by the residents will aggravate the water problems in the area; Mr. Buckley could not say for sure if the water will be any worse that it currently is. They were able to tap into the main before the road was paved.

The Board asked if there would be curb cut issues due to the new paving. There should not be any issues but the sidewalk will need handicapped ramps installed.

Mrs. Foster was present and noted that she is still very concerned with the water quality in the area and thinks this project will put more stress on the system. She also noted that she wrote to the Historical Commission in regards to saving or moving the current house.

Tim Devlin of 162 Chestnut Street asked if the amount could be reduced from seven units. Mr. Buckley noted that the zoning on one side of Chestnut Street is different from the other side, Mr. Devlin lives in the R40 district and this project is in the R15 district which allows more density so the seven units are allowed per zoning.

Steve Foster of 160 Chestnut Street asked why a Special Permit is necessary. Mr. Buckley explained that single family homes or duplexes are permitted by right but a multi-family project requires a public hearing before the Planning Board who can impose conditions on the project.

A motion to close the Public Hearing was made by Mr. Whitehouse and seconded by Mr. Bresse. The motion carried 4-0-0.

A draft decision will be prepared for the next meeting which will include conditions to establish a Home Owners Association, the maintenance of the dumpster screening, a complete maintenance plan for the bio-retention area and septic system, a knock off pad onto Chestnut Street, the fencing and landscaping buffer for the abutters, transformer screening and a snow storage plan.

Continued Public Hearing – Foxfield Plaza – 369 Central Street

The Applicant has requested a continuance to the next meeting.

A motion to continue the Public Hearing to December 3, 2015 at 7:15 p.m. was made by Mr. Bresse and seconded by Mr. Greene. The motion carried 4-0-0.

The DOT claims that no plans for a roundabout were submitted to them.

Mr. Grieder would like to request that the applicants submit a plan to MassDOT to find out their opinion of a roundabout.

Mr. Greene will ask the DPW Director for his opinion on a roundabout also; the DPW have not submitted any comments yet.

Presentation by Planning Intern – Mackenzie Leahy

Ms. Leahy presented to the Board the results of her research into downtown zoning and uses. The Board thanked her for all her hard work.

The meeting was adjourned at 9:30 p.m.

Respectfully Submitted,

Diana Gray

Approved by: Kevin Weinfeld

Date: 1/28/16